

ZONING DATA

Site Zoning: IND-2 Heavy Industrial District

Minimum Dimensional Requirements:

1. Set Back Line - 30 feet (as shown).
2. Int. Side - 6 feet (as shown).
3. Percentage of Lot Covered by All Buildings - 35%.
4. Building Height - 35 feet.
5. Depth of Rear - 6 feet (N/A).

Parking and Loading:

1. Parking requirements are as follows: Manufacturing, industrial and warehousing, when personnel are employed for more than one shift use total employees of the shift with the largest number of employees.

Zoning information shown hereon is from the previous survey dated 09/13/2003.

LEGAL DESCRIPTIONS

DESCRIPTION OF A 1.391 ACRE TRACT OF LAND

Situated in the State of Ohio, County of Franklin, City of Grove City, being located in Survey 8231 of the Virginia Military District, and being 1.391 acres out of a 3.00 acre tract of land deeded to Brookham Partners, LLC in Instrument Number 200310020316604, said 1.391 acres being more particularly bounded and described as follows:

Beginning, for reference, at an iron pin set marking the west terminus of the north right-of-way line for Marlane Drive as shown on Plat Book 42, Page 44, the same being the most south corner of said 3.00 acre tract, also being the most east corner of that 3.807 acre tract deeded to Storage Equities, Inc. & PS Partners III Ltd. of record in Official Record 5800J12;

Thence N 46° 29' 00" W, along the common line to said 3.00 acre and 3.807 acre tracts, 161.25 feet to an iron pin set, the True Point of Beginning;

Thence N 46° 29' 00" W, continuing along said common line, 173.11 feet to an iron pin set at the most west corner of said 3.00 acre tract, the same being the most south corner of that 1.632 acre tract deeded to ACA Real Estate, LLC in Instrument Number 200503100043804;

Thence N 43° 31' 00" E, along the common line to said 3.00 acre and 1.632 acre tracts, 350.00 feet to a 5/8" iron rod found marking a common corner thereof, in the west right-of-way line of Brookham Drive as the dedication of same is shown on said Plat Book 42, Page 44;

Thence S 46° 29' 00" E, along an east line of said 3.00 acre tract, the same being said west right-of-way line, 173.11 feet to an iron pin set;

Thence S 43° 31' 00" W, across and through said 3.00 acre tract, 350.00 feet to the True Point of Beginning, containing 1.391 acres, more or less. Subject, however, to all legal highways, easements, and restrictions. The above description was written by John C. Dodgion, P.S. 8069 on September 09, 2011 and is based on the survey by Advanced Civil Design, Inc. dated September 12, 2003.

Iron pins set are 3/4" diameter iron pipe, 30" long and capped Advanced 7661.

Bearings are based on N 46° 29' 00" W for a portion of the centerline of Brookham Drive as shown on the plat Dedication of Brookham Drive and Easements of record in Plat Book 42, Page 44.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

DESCRIPTION OF A 1.609 ACRE TRACT OF LAND

Situated in the State of Ohio, County of Franklin, City of Grove City, being located in Survey 8231 of the Virginia Military District, and being 1.609 acres out of a 3.00 acre tract of land deeded to Brookham Partners, LLC in Instrument Number 200310020316604, said 1.609 acres being more particularly bounded and described as follows:

Beginning at an iron pin set marking the west terminus of the north right-of-way line for Marlane Drive as shown on Plat Book 42, Page 44, the same being the most south corner of said 3.00 acre tract, also being the most east corner of that 3.807 acre tract deeded to Storage Equities, Inc. & PS Partners III Ltd. of record in Official Record 5800J12;

Thence N 46° 29' 00" W, along the common line to said 3.00 acre and 3.807 acre tracts, 161.25 feet to an iron pin set;

Thence N 43° 31' 00" E, across and through said 3.00 acre tract, 350.00 feet to an iron pin set in an east line of said 3.00 acre tract, the same being the west right-of-way line of Brookham Drive as the dedication of same is shown on said Plat Book 42, Page 44;

Thence S 46° 29' 00" E, along an east line of said 3.00 acre tract, the same being said west right-of-way line, 50.45 feet to a 3/4" iron pipe found at a point of curvature of a curve to the right;

Thence with said curve to the right and continuing along an east line of said 3.00 acre tract, the same being said west right-of-way line, having a radius of 366.29 feet, a delta of 11° 44' 00" and an arc length of 75.01 feet, a chord bearing and chord distance of S 40° 37' 00" E, 74.88 feet to a 3/4" iron pipe found at the point of tangency of the said curve;

Thence S 34° 45' 00" E, continuing along an east line of said 3.00 acre tract, the same being said west right-of-way line, 104.52 feet to a 3/4" iron pipe found at a point of curvature of a curve to the right;

Thence with said curve to the right and continuing along an east line of said 3.00 acre tract, the same being said west right-of-way line, having a radius of 20.00 feet, a delta of 22° 21' 47" and an arc length of 32.24 feet, a chord bearing and chord distance of S 11° 25' 53" W, 28.86 feet to a 3/4" iron pipe found in the north right-of-way line of said Marlane Drive;

Thence with a curve to the right, along a south line of said 3.00 acre tract, the same being said north right-of-way line, having a radius of 1232.69 feet, a delta of 01° 41' 13" and an arc length of 36.29 feet, a chord bearing and chord distance of S 58° 27' 24" W, 36.29 feet to an iron pin set at the point of tangency of the said curve;

Thence S 58° 18' 00" W, continuing along a south line of said 3.00 acre tract, the same being said north right-of-way line, 204.80 feet to an iron pin set at a point of curvature of a curve to the left;

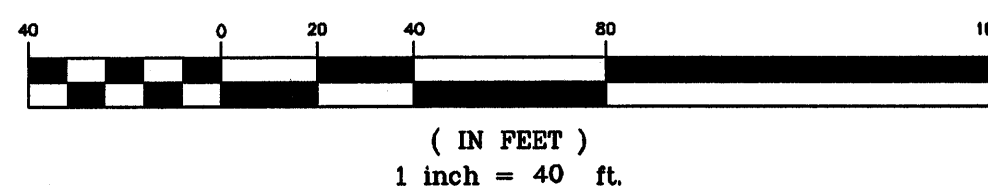
Thence with said curve to the left and continuing along a south line of said 3.00 acre tract, the same being said north right-of-way line, having a radius of 1183.37 feet, a delta of 03° 13' 16" and an arc length of 66.53 feet, a chord bearing and chord distance of S 57° 41' 25" W, 66.52 feet to the Point of Beginning, containing 1.609 acres, more or less. Subject, however, to all legal highways, easements, and restrictions. The above description was written by John C. Dodgion, P.S. 8069 on September 09, 2011 and is based on the survey by Advanced Civil Design, Inc. dated September 12, 2003.

Iron pins set are 3/4" diameter iron pipe, 30" long and capped Advanced 7661.

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GRAPHIC SCALE



MISCELLANEOUS NOTES

Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted. Monuments were found at points where indicated.

There is no observable above ground evidence of this site being used as a solid waste dump, pump or any kind of sanitary land fill.

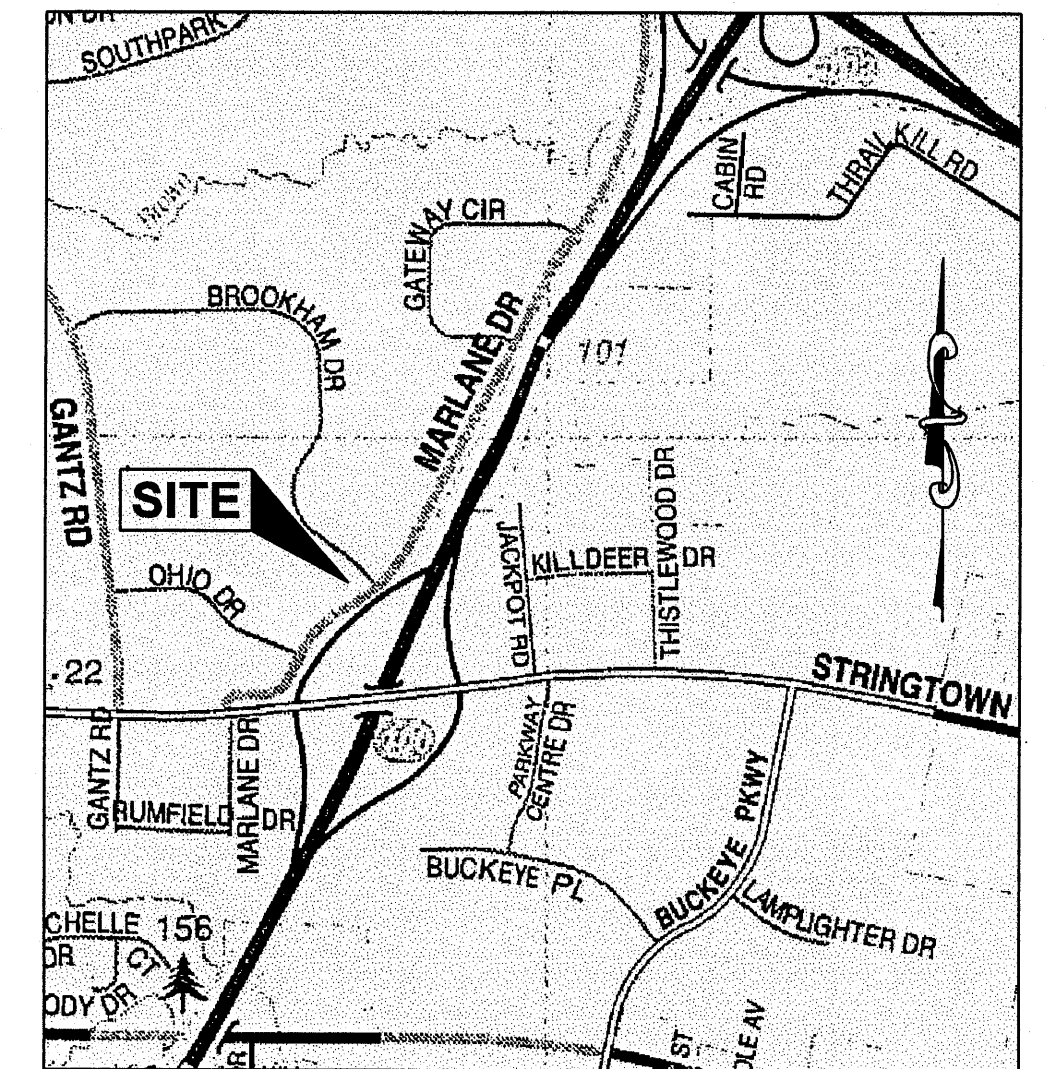
Any locations of underground utilities shown hereon are based upon visible above ground structures and/or record drawings provided to the surveyor. Locations of underground utility lines and structures may vary from locations shown hereon. Additional buried utility lines and structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.

The land described hereon is all of the land as described in Schedule A of the title commitment as issued by Old Republic National Title Insurance Company, File No. OH10000291, effective date December 9, 2010 at 7:59 A.M.

Topographic information and improvements shown hereon were current on 12/20/2010 and were not updated for this revision.

FLOOD NOTE

By graphic plotting only this property is located in Zone X (areas determined to be outside of the 500-year flood plain) by the Federal Emergency Management Agency on Flood Insurance Rate Map, Community Panel No. 39049C02436, with an effective date of August 2, 1995, in Franklin County, Ohio. No field surveying was performed to determine this zone.



LOCATION MAP

NO SCALE

LEGEND

- | | |
|---------------------------|------------------------|
| ● Iron Rod Found | ○ Iron Pin Set |
| ○ Iron Pipe Found | ✕ PK Nail Set |
| ✕ PK Nail Found | △ RR Spike Set |
| ▲ RR Spike Found | Ⓜ Monument |
| Ⓜ Monument Box | Ⓜ Electric Manhole |
| Ⓜ Concrete Post | Ⓜ Electric Transformer |
| Ⓜ Tacked Hub / Trav Pt | Ⓜ Comm Manhole |
| Ⓜ Post Sign / Lamp | Ⓜ Tel Pedestal |
| Ⓜ Sign | Ⓜ Pole Elec |
| Ⓜ Billboard / OH Sign | Ⓜ Pole Elec Tel |
| Ⓜ Deciduous Tree | Ⓜ Pole Elec Tel Light |
| Ⓜ Pine Tree | Ⓜ Pole Tel |
| Ⓜ Shrub | Ⓜ Pole Tel Light |
| Ⓜ Sanitary Manhole | Ⓜ Pole Light |
| Ⓜ Sanitary Cleanout | Ⓜ Pole Signal |
| Ⓜ Storm Manhole | Ⓜ Traffic Box |
| Ⓜ Catch Basin | Ⓜ Guy Pole |
| Ⓜ Curb Inlet W / Grate | Ⓜ Guy Wire |
| Ⓜ Gas Valve | Ⓜ Fire Hydrant |
| Ⓜ Gas Meter | Ⓜ Water Valve |
| Ⓜ Underground Line Marker | Ⓜ Mailbox |
| Ⓜ Sprinkler Valve Box | Ⓜ Monitoring Well |

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NOTES CORRESPONDING TO SCHEDULE B - SECTION II OF COMMITMENT NO. OH10000291

- 9 Subject parcel is located within the area described in Mortgage of record in I.N. 20031002036607.
- 10 Subject parcel is located within the area described in Assignment of Rents of record in I.N. 20031002036608.
- 11 Easement for highway purposes to State of Ohio of record in D.B. 2290, Pg. 591 is not located on the subject parcel and not shown hereon.
- 12 Easement for pole line to Columbus & Southern Ohio Electric Company of record in D.B. 2193, Pg. 466 is not located on the subject parcel and not shown hereon.
- 13 Easement for communication facilities to Ohio Bell Telephone Company of record in D.B. 981, Pg. 269 is not located on the subject parcel and not shown hereon.
- 14 Easement for pole line to Columbus & Southern Ohio Electric Company of record in D.B. 2371, Pg. 161 is not located on the subject parcel and not shown hereon.
- 15 Easement for pipe line to Columbia Gas of Ohio, Inc. of record in D.B. 2570, Pg. 261 is located on the subject parcel. Easement is blanket and not platable. Easement appears to have been released by D.B. 2959, Pg. 12.

NOTES CORRESPONDING TO SCHEDULE B - SECTION II OF COMMITMENT NO. OH10000291

- 16 Easement for highway purposes to State of Ohio of record in D.B. 2581, Pg. 558 is not located on the subject parcel as shown hereon.
- 17 Easement for pole line to Columbus & Southern Ohio Electric Company of record in D.B. 2996, Pg. 669 is located on the subject parcel as shown hereon.
- 18 Easement for utilities to City of Grove City et al of record in D.B. 3675, Pg. 197 is located on the subject parcel as shown hereon.
- 19 Easement for electric facilities to Columbus Southern Power Company of record in O.R. 10685B13 is located on the subject parcel as shown hereon.
- 20 Easement for waterline to City of Grove City, Ohio of record in I.N. 201005130599242 is located on the subject parcel as shown hereon.

ALTA / ACSM CERTIFICATION

To: Carey Realty Partners
Columbus First Bank
Old Republic National Commercial Title Services
Old Republic National Title Insurance Company

This is to certify, to the best of my knowledge and belief, that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1-4, 8, 9, 10, 11a, and 15 thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of the certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Ohio, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

John C. Dodgion, P.S. 8069

Survey No. 8231, Virginia Military District
City of Grove City, Franklin County, Ohio

ALTA/ACSM Land Title Survey
for
Carey Realty Partners



422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

DATE: 09/12/2003
DATE: 12/20/2010
REV: 09/09/2011

SHEET 1 / 1
SCALE: 1" = 40'